

**TOWN OF HOLDERNESS**  
**Planning Board Meeting Minutes: December 21, 2021**

A. Francesco called the meeting to order at 5:44PM.

**ROLL CALL OF MEMBERS:**

Members Present: Angi Francesco, Chair, Bill Nesheim, Member, Ron Huntoon, Member, Janet Cocchiaro, Member, Peter Francesco, Ex-Officio

Members Not Present: Carl Lehner

Staff Present: Michael Capone, Town Administrator

**APPROVAL OF MINUTES:**

A. Francesco asked for any corrections to the minutes.

J. Cocchiaro mentioned a spelling error at the bottom of page 2 noting the “accept” should be “except”.

**MOTION: “To approve the minutes of November 16, 2021” as corrected.**

Motion: R. Huntoon

Second: B. Nesheim

Discussion: none

Motion Passed: 5–Yes 0– No

**DISCUSSION: Proposed Zoning Amendments**

**1. Seasonal Conversion**

The members present discussed the proposed language for sections 400.14 and 700.1.3 of the Zoning Ordinance as prepared by B. Nesheim.

J. Cocchiaro suggested that the word “before” replace “for” in the first line of 400.14.

B. Nesheim suggested that the language “Issuance of a” be replaced by the word “The” in the second sentence of 400.14.

B. Nesheim also suggested that the word “A” at the beginning of the last sentence of 400.14 be replaced by “The” and the word “issued” be replaced by the word “approved”

A. Francesco commented that striking the last sentence on section 700.1.3 was appropriate.

A public hearing will be noticed for January 18, 2022 at 4PM due to a scheduling conflict with Select Board meeting.

**OTHER BUSINESS:**

The question was posed as to the process for appointing an alternate member to full member status.

The Town Administrator noted that the Planning Board could make a recommendation to the Select Board regarding an appointment. Mr. Francesco asked Mr. Nesheim if he would like to be considered for full time status on the Board. Mr. Nesheim replied that he would. Those present recommended Mr. Nesheim by unanimous consent. The Town Administrator will refer the matter to the Select Board at their January 3, 2022 meeting,

1. Next Meeting: January 18, 2022

**ADJOURNMENT:**

At 6:02PM the following motion was made.

**MOTION: "To adjourn."**

Motion: R. Huntoon

Second: J. Cocchiaro

Discussion: None

Motion Passed: 5– Yes    0 – No

Respectfully submitted,

Michael Capone  
Town Administrator